Introduction:

Situated in the Lower Madison River Valley, a few miles upstream from the Three Forks of the Missouri River and the farm town of Three Forks, Montana, is Mallard Lake on Rey Creek. This ranch is an ideal fit for waterfowl and bird hunters, trout fishermen or horse enthusiasts. Less than 30 minutes from Bozeman, this retreat enjoys 270± acres with over a mile of Rey Creek, several sloughs and wetlands and a 25-acre lake stocked with trophy trout. The Lower Madison Valley is comprised mostly large tracts of ranchland and is one of the least developed areas in southwest Montana. This ranch enjoys a commanding view of the Madison Valley in addition to stunning views of the Madison Range, Tobacco Root and Bridger Mountains. An incoming owner will appreciate the quiet seclusion, as well as the 10-minute drive to Three Forks for amenities. An exceptional sporting property, the Mallard Lake on Rey Creek offers spring creek fishing, a 25-acre lake and abundant waterfowl hunting.
**Location:**

Mallard Lake on Rey Creek is situated in the Lower Madison River Valley, upstream from the Three Forks of the Missouri and the small farm town of Three Forks, Montana. Interstate 90 and the small town of Logan are 6 miles away, and the quaint farm town of Manhattan is 5 miles further east. The Garden Café is an ideal spot for lunch, while fine dining and some of the best beef in the West can be found at Sir Scott’s Oasis Steakhouse in Manhattan. Continue east another 10 miles to Belgrade offering a variety of restaurants and grocery stores. The Gallatin Field Airport is located approximately 25 minutes away with commercial air service provided by Delta, United, Frontier Alaska and Allegiant Airlines. The next stop is Bozeman, approximately 30 minutes from the property. The Lower Madison Valley is one of the few major river corridors that are made up of large ranches and farmland with very few subdivision lots and ranchettes. Ease of access and seclusion make this property an ideal offering.

**Acreage:**

Mallard Lake on Rey Creek is comprised of 270± acres and is a combination of irrigated hay, native grass, riparian wetlands, lake and creek frontage. Included are several wheel line irrigation systems, which water approximately 80± acres. The property averages 4,100 feet elevation and is fairly level on the western border with undulating topography and cliffs to the east and south. The abundant water rights will transfer with the sale of the ranch.
Area:
The small farm town of Three Forks is home to approximately 1,300 residents and is surrounded on three sides by mountain ranges. Three Forks offers medical services, a paved airstrip that accommodates small aircraft, the Headwaters Golf Club, a fly shop, grocery store, coffee shop, dining and the historic Sacajawea Hotel and restaurant.

Bozeman is nestled in the midst of the Gallatin Valley, the heart of Yellowstone Country and is known for being sophisticated, yet down to earth. The Bozeman area is the center for culture, commerce, tourism and the arts. The Bozeman Symphony Orchestra is considered to be the finest in the world for cities this size. Visitors and residents will appreciate easy access to commercial air travel, four golf courses, shopping and sophisticated dining.

The Museum of the Rockies is home to one of the largest dinosaur fossil collections in the world as well as the renowned paleontologist Jack Horner. The museum has several historical exhibits that trace the origins of the area’s native people and the white trappers and settlers that traveled west. Additionally, the world-class Taylor Planetarium and constantly changing art exhibits are found at the Museum of the Rockies. The area where the Madison and Gallatin Valleys meet was known to the Indians as the “Valley of Flowers” and boasts some of the most fertile land in the nation.
**Live Water:**
The Mallard Lake on Rey Creek enjoys over a mile of Rey Creek. The creek is spring-fed several miles upstream with a consistent flow all year around. Rey Creek holds trout in its deeper holes, however could greatly benefit from stream restoration and habitat enhancement to reach its full potential. Anglers will appreciate the incredible opportunities that this spring creek offers.

**Nearby Live Water:**
Missouri Headwaters State Park and Blackbird Fishing Access Site are both less than 5 minutes away, offering fishing and boating access to the Lower Madison and Upper Missouri Rivers. Cobblestone Fishing Access Site lies 5 miles to the south, offering Lower Madison River access.

According to many knowledgeable trout fishermen, Bozeman and the Gallatin Valley are the center of angling activity in Montana. Residents and visiting anglers know the importance of having the Madison, Gallatin, Jefferson and Missouri Rivers less than 10 minutes from the ranch. Within an hour from the property, the list of great fisheries grows to include much of the greatest trout water in the world. Highlights include the Beaverhead, Big Hole, East Gallatin, Yellowstone, Ruby, Shields and all of the smaller creeks that into feed these rivers. When in the mood for an angling challenge, try fee fishing in the spring creeks of Gallatin Valley and Paradise Valley.
Recreation:

Gallatin Valley recreation is summed up in the *Ultimate Montana Atlas and Travel Encyclopedia*, “Over 2,000 miles of blue-ribbon trout streams weave through this sportsman’s paradise, while golf courses, tennis courts, indoor and outdoor pools and hot springs make Bozeman a city of diverse recreational opportunities. The Bridger Bowl Ski Area is minutes away featuring over 1,200 acres inside the Gallatin National Forest.”

This area is brimming with adventure and an abundance of outdoor recreational pursuits. Travelers from around the world come to experience all that this part of southwest Montana has to offer. Skiing, snowmobiling and snowshoeing are popular winter outdoor activities. Bridger Bowl is one of the nation’s best community downhill ski areas and is less than an hour from the property. The ski resorts of Big Sky and Moonlight Basin are located an hour up the Gallatin Canyon. In summertime, there are numerous lakes, streams and rivers in the area where enthusiasts enjoy boating, fishing, swimming and relaxing. Exploring the wilderness and mountains in the area on horseback or hiking will provide days of fun and adventure each year.
Hunting and Wildlife:
The Mallard Lake on Rey Creek offers abundant opportunities to hunt pheasant, Hungarian partridge, ducks, geese and deer. This part of the Lower Madison Valley is well-known as a major flyway for waterfowl due to the springs and creeks that remain ice-free year around. Mallard Lake has been leased by waterfowl hunters and outfitters, providing outstanding duck and goose hunting. Jump shooting ducks on Rey Creek can also be very productive in the late season.

Drive almost any direction from the ranch and upland bird hunters will find opportunities to chase pheasants, Hungarian partridge, sharp-tailed grouse, as well as blue and ruffed grouse in the area mountains. Elk, deer, black bear and mountain lion can all be found in the area mountains and forests. Moose, Bighorn sheep and Rocky Mountain goat are also in the area. These animals require specific tags from Montana Fish, Wildlife & Parks to harvest. Start applying to build up preference points for these tags now. Yellowstone National Park and the Gallatin National Forest are some of the nation’s best places to find protected animals like grizzly bears, lynx, wolverines and wolves.
Improvements:
Modest and functional describe the 5-bedroom farmhouse and outbuildings on the ranch. The main structure is an updated farmhouse, originally built around 1910. Additionally, there is a metal equipment shed that is well-maintained and a useful storage space. Wheel lines and all of the pipe and pumps for operation are included in the sale.

Climate:
This part of Montana enjoys a mild climate with over 300 days of sunshine. July and August are the warmest months with high temperatures averaging in the low 80s and nighttime lows in the 50s. January is typically the coldest month with daily highs in the mid-30s. The Three Forks area gets very light snow coverage, most of the moisture falls as rain in May, June and early July.
Area History:

Prior to the 1860s, the Three Forks of the Missouri River felt the footsteps of the Indian tribes including the Blackfeet, Crow, Shoshone and Flathead. This area was considered a neutral hunting ground for all tribes due to the rich buffalo hunting ground. Madison Buffalo Jump State Park is a few minutes away and features 620 acres that depict how Native Americans hunted bison by forcing stampedes over cliffs.

Fort Three Forks was established a few miles downstream from the present day town in the spring of 1810, by John Colter. This was a useful trading and trapping area as Three Forks was a convergence of many Indian trails and wildlife.

Lewis and Clark spent several days exploring this area and the three rivers that make up the headwaters of the Missouri, including the Gallatin River in the upper end of the valley and the current site of Bozeman. During this time, explorers named the rivers: Gallatin’s River after the Secretary of the Treasury Albert Gallatin, Madison’s River after James Madison, Secretary of State and Jefferson’s River for Thomas Jefferson. The men explored the area after returning from the Pacific, following the Gallatin upstream to Bozeman. From there, they traveled over the Bozeman Pass to the Yellowstone River, and then downstream to the junction of the Yellowstone and the Missouri. West of modern day Three Forks is where Sacajawea was captured as a child from her Shoshone tribe. She returned years later as the main guide for the Lewis and Clark expedition.
Summary

- 270± deeded acres with 80± irrigated acres
- Approximately 1 mile of Rey Creek
- 25-acre lake stocked with trophy trout
- Excellent waterfowl hunting
- Water rights and several wheel lines
- 5-bedroom updated farmhouse & outbuildings
- 5 minutes to Three Forks
- 20 minutes to Gallatin Field Airport
- 30 minutes to Bozeman
- Stunning surrounding views

PRICE: $1,200,000
TAXES: $1,143 in 2013

Notes:
1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.
3) Live Water Properties LLC represents the Seller as a Seller's Agent.

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Mallard Lake on Big Rock terrain map.

Maps are for visual aid only - accuracy is not guaranteed.